

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: FG/193/21/HH

LOCATION: 5 Colindale Road
Ferring
BN12 5JF

PROPOSAL: Two storey side extension & ground floor front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a two storey side extension with front and rear dormers and a ground floor front extension.
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REPRESENTATIONS

Ferring Parish Council - No response.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Ferring Neighbourhood Plan 2014 Policy 1A](#) A Spatial Plan for the Parish**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered in this application are Policy D DM1 and D DM4 of the Arun Local Plan.

Additionally section M of the Arun Design Guide which relates to extensions is of relevance.

Ferring has a made Neighbourhood Development Plan with Policy 1A being of relevance which states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun has a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

DESIGN AND VISUAL AMENITY

The property is a terraced, two storey dwelling, with a ground floor garage attached. The proposal seeks a two storey extension on the southern side of the host dwelling over and behind the existing garage. This would allow for the conversion of the garage into a 'family room' and the above second storey would house a third bedroom and associated en-suite.

The proposed two storey side extension increases the height of the existing ground floor garage roof from approx. 4.9m to a height of approx. 7m. The peak of this proposed roof height increase is lower than that of the existing peak of the host dwelling. Furthermore, the proposed rear roof slope also matches the existing pitch of the host dwelling. The proposed side extension also projects approx. 2.5m to the rear of the existing garage. The scale of the proposed side extension is modest. The host dwelling has an existing ground floor single storey garage with a tall pitched roof. This side extension is sympathetic, visually integrated and subservient to the host dwelling in terms of form, scale and sitting. The proposed side extension does not cause significant adverse harm to street scene or surrounding character of area so complies with policy D DM1 and D DM4 of the Arun Local Plan.

The proposed second storey extension above the existing garage continues the pitched roof design at the same angle and integrates a small front and rear dormer. Both dormers are approx. 1.5m in height, approx. 1.4m in depth and approx. 1.7m in width, making them small, subservient additions. The rear dormer is not visible in the street scene however, the front dormer is. The front dormer, as noted, is a small and subservient addition with matching materials. Furthermore, the locality has many examples of similar front dormers and so the front dormer is considered appropriate, visually integrated and subservient with minimal impacts on the street scene. This is in accordance with policy D DM4(a),(b) and (e).

The proposed front extension is an infill of the existing front roof canopy alongside the existing garage. The proposed front extension is approx. 2m in depth and approx. 1.2m in width, bringing the front door in-line with the existing front elevation. Despite being on the front elevation, the proposed front extension is of a small scale. It is considered well integrated, subservient and an appropriate addition to the dwelling with no significant adverse impacts to the character of the host dwelling, the street scene or the locality.

Arun recently adopted a Design Guide. It states that development should be subservient to the main

dwelling and this complies in terms of size and scale. It states side extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5m, and should have a building frontage no greater than 70% of the existing building. It states that two storey extensions can minimise their impact on street scene by incorporating the same angle of pitch as the existing roof so the proposal complies.

The materials for the proposal match the existing property and consist so complies with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed side extension provides no new significant view points from the ground floor. The only new view points as a result of the extension are the proposed front and rear dormers. The front dormer overlooks the street and as such provides no adverse overlooking impacts. The rear dormer does provide 45 degree site lines from the second storey that intersect with the attached neighbour dwelling garden to the south however, the intersection begins near the rear of the garden and so is not considered to have any significant adverse impact on private amenity space.

The proposed side extension can only be seen by the attached neighbour dwelling to the south due to the sitting of the proposal being set back from the rear principle elevation of the dwelling by approx. 1.2m and the existing rear ground floor extension obstructing any view from the attached neighbour dwelling to the north further. The proposed side extension is set back approx. 1.2m from the rear principle elevation of the host dwelling. The extension is proposed to sit further back than the attached neighbour dwelling to the south but not by a significant distance (approx.1m).

The proposed development due to the sitting and design, is not considered to result in harm upon neighbouring residential amenity by way of overlooking, overbearing or overshadowing and so, it is in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is accords with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
- LOCATION AND BLOCK PLANS
- PROPOSED FLOOR PLANS, ELEVATIONS, SECTION DENRA/1916/2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.
- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.